

RESOLUTION NO. 18837

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE RIVERSIDE MARKETPLACE SPECIFIC PLAN AND THE LAND USE ELEMENT OF THE RIVERSIDE GENERAL PLAN BY (1) CHANGING VARIOUS SECTIONS OF THE TEXT AND BY REMOVING A PORTION OF LAND FROM SUB-AREA 8 (MARKETPLACE INDUSTRIAL PARK) AND PLACING IT IN A NEWLY CREATED SUB-AREA 9 (MARKETPLACE URBAN INDUSTRIAL); AND (2) REMOVING A PORTION OF LAND FROM THE INDUSTRIAL BUSINESS PARK LAND USE DESIGNATION AND PLACING IT IN THE GENERAL INDUSTRIAL LAND USE DESIGNATION.

WHEREAS the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on October 5, 1995, to consider an amendment to the Riverside Marketplace Specific Plan and the Land Use Element of the Riverside General Plan as proposed by Case SP-004-945 and the Planning Commission has recommended to the City Council that the plans be amended; and

WHEREAS the Environmental Protection Commission of the City of Riverside, California, considered this amendment on August 24, 1995 and determined that this amendment will not have a significant effect on the environment because Mitigation Measures have been required; and

WHEREAS the City Council of the City of Riverside, California, advertised for and held a public hearing on December 5, 1995 to consider the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, that the City Council finds as follows:

1. It is in the public interest to amend the Riverside Marketplace Specific Plan and the Land Use Element of the

1 Riverside General Plan as more particularly described below.

2 2. The amendment will not have a significant effect on  
3 the environment.

4 BE IT FURTHER RESOLVED that the Riverside Marketplace  
5 Specific Plan and the Land Use Element of the Riverside General  
6 Plan are hereby amended by removing the subject property from  
7 Sub-Area 8 (Marketplace Industrial Park) and placing said  
8 property in a newly created Sub-Area 9 (Marketplace Urban  
9 Industrial) as described in Exhibit A which is attached hereto  
10 and incorporated herein by this reference; and (2) removing the  
11 properties, as described in Exhibit A attached hereto and  
12 incorporated herein by this reference, from the Industrial  
13 Business Park and the Medium Density Residential land use  
14 designations and placing them in the General Industrial land use  
15 designation.

16 BE IT FURTHER RESOLVED that the text of the Riverside  
17 Marketplace Specific Plan is hereby amended by adding new text  
18 thereto as is set forth in Exhibit B, attached hereto and  
19 incorporated herein by this reference.

20 BE IT FURTHER RESOLVED that the amendment adopted by this  
21 resolution shall be noted on the land use map previously adopted  
22 by the City Council.

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1 ADOPTED by the City Council and signed by the Mayor and  
2 attested by the City Clerk this 2nd day of January, 1996.

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5 Mayor of the City of Riverside

6 Attest:

7  
8 KAREN E. LINDQUIST  
9 City Clerk of the City of Riverside

BY   
ASSISTANT CITY CLERK

10 I, Karen E. Lindquist, City Clerk of the City of  
11 Riverside, California, hereby certify that the foregoing  
12 resolution was duly and regularly introduced and adopted at a  
13 meeting of the City Council of said City at its meeting held on  
14 the 2nd day of January, 1996, by the following vote, to  
15 wit:

16 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane, Clifford,  
17 Thompson and Pearson.

18 Noes: None.

19 Absent: None.

20 IN WITNESS WHEREOF I have hereunto set my hand and  
21 affixed the official seal of the City of Riverside, California,  
22 this 2nd day of January, 1996.

23 KAREN E. LINDQUIST  
24 City Clerk of the City of Riverside

25 BY   
26 ASSISTANT CITY CLERK  
27

SP-004-945

New Sub-Area 9:

Approximately 19 acres previously included in Sub-Area 8, more particularly, the area bounded by the following perimeter: Beginning at the intersection of the centerlines of University Avenue and the Santa Fe Railroad right-of-way; then southerly along the railroad right-of-way to the prolongation of the centerline of Twelfth Street; then easterly to the centerline of Howard Avenue; then northerly to the centerline of Eleventh Street; then easterly about 175 feet; then northerly to a point midway between Ninth and Tenth Streets; then westerly about 100 feet; then northerly to the centerline of Ninth Street; then westerly about 100 feet; then northerly to a point midway between University Avenue and Ninth Street; then easterly about 140 feet; then northerly to the centerline of University Avenue; then westerly to the point of beginning.

Revised Sub-Area 8:

All of Sub-Area 8 as shown in the Riverside Marketplace Specific Plan as adopted by City Council Resolution No. 17762 on May 28, 1991, except for the area contained in New Sub-Area 9.

EXHIBIT A

## AMENDMENTS TO

### RIVERSIDE MARKETPLACE SPECIFIC PLAN

The following text is to be added to the Specific Plan:

#### **4.2.9**      **Marketplace Urban Industrial Sub-Area**

The Marketplace Urban Industrial sub-area portion of the Specific Plan area generally utilizes land use and development standards which will facilitate the retention, expansion and modernization of existing, long-standing processing and manufacturing uses, particularly those associated with the citrus industry. The land uses and development standards established below recognize the unique requirements of uses within the sub-area that have existed for a long period of time and which do not necessarily conform to current development requirements.

All development within this area designated Marketplace Urban Industrial shall conform to the M-1 Zone provisions establishing design standards unless noted otherwise within this Specific Plan document.

#### **4.2.9.1**      **Land Uses**

The following sections discuss land uses which are permitted, conditional and prohibited within the Marketplace Urban Industrial sub-area of the Specific Plan.

##### **Permitted Uses**

The following uses are permitted within this land use sub-area. The listed uses are defined in Sections 4.3.1 through 4.3.6.

- |                   |   |
|-------------------|---|
| <b>Office</b>     | <ul style="list-style-type: none"><li>● Administrative and professional offices</li><li>● Research and development offices</li></ul>  |
| <b>Commercial</b> | <ul style="list-style-type: none"><li>● For property in the M-2 zone only: general retail</li></ul>   |
| <b>Services</b>   | <ul style="list-style-type: none"><li>● Business support services</li><li>● Eating and drinking</li><li>● Medical and health care services</li><li>● Passenger train/bus terminal</li><li>● Parking lots and structures</li><li>● Personal Services</li></ul> |

### **Industrial/Manufacture**

- Fruit and vegetable packing plant
- Publishing and printing
- Research and development laboratory
- Warehousing/storage
- Wholesale distribution

### **Civic and Cultural Facilities**

- Civic services
- Cultural facilities

### **Conditional Uses**

The following uses may be located within the this sub-area if a Conditional Use Permit is granted by the City of riverside in accordance with Chapter 19.64 of the Zoning Ordinance.

- Ancillary to a permitted industrial use
- Day care center
- Recreational facilities
- Repair services

### **Prohibited Uses**

Uses not listed as permitted or conditional within this document shall be considered prohibited. The Planning Commission may judge that other uses which are similar to and compatible with other uses enumerated may be permitted in the Marketplace Urban Industrial area.

#### **4.2.9.2 Development Standards**

This section identifies development standards which are applicable to development within the Marketplace Urban Industrial planning sub-area of the Specific Plan.

<b>Minimum Parcel Size:</b>	No Limitation
<b>Maximum Building Height:</b>	Fifty-five (55) feet.
<b>Maximum Building Coverage:</b>	No Limitation
<b>Minimum Building Setback:</b>	No Limitation within the sub-area; 20 feet for any new construction at the perimeter of the sub-area adjacent to residentially zoned property.

**Minimum Parking Setback:** For property zoned M-1:  
20 feet from any public  
street

**Minimum Landscape Coverage:** No limitation

**Screen Walls/Landscaping:**

A minimum six and maximum of eight-foot-high masonry screen walls and/or chainlink fencing with landscaping is required to screen the perimeter of the subarea from adjacent properties and streets subject to Design Review staff approval.

Where streets are being terminated in cul-de-sacs or knuckled, installation of a minimum landscaped depth of twenty feet (may include landscaping within public right-of-way) is required except where in the judgment of the Planning staff landscaping cannot be provided due to existing improvements

**Parking:**

Parking shall be improved as required by Chapter 19.74 of the zoning ordinance. For manufacturing and fruit and vegetable packing uses one parking space shall be provided for each 1500 square feet of building area. For all other uses the number of spaces shall be as required by the Zoning Ordinance. Parking as needed for any new occupancy or construction shall be provided and fully improved upon occupancy unless otherwise approved by variance.

**Landscaping Concept:**

The Marketplace Urban Industrial sub-area proposes modification to the existing street patterns, including road closures and realignment. The master landscape concept will be to provide screen type landscape materials as buffers for the adjacent residential areas, where appropriate, and to introduce decorative walls and landscape materials at the gated entrances adjacent to Ninth and Tenth Streets.

**4.2.9.3 Design Review**

Design Review Board approval is required for new buildings and significant exterior alterations of existing buildings and appurtenances visible from public rights-of-way. Otherwise Design Review staff approval will be required.

Notwithstanding the Specific Plan Development Standards contained in Sections 4.1 through 4.1.6, building materials, colors and methods of roof-mounted equipment screening may be approved which are appropriate to the type and historic era of the predominant buildings within this sub-area.

#### **4.2.9.4 Streets**

Contingent upon approval of appropriate rights-of-way vacations, Section 3.3.2 of the Specific Plan as it applies to this sub-area is amended to reflect the following:

Howard Avenue will progress northerly from Fourteenth Street to Tenth Street at which point a knuckle to the west will be constructed. In future if Royal Citrus expands, Howard Avenue may be knuckled at Twelfth Street and vacated between Tenth and Twelfth Streets.

Commerce Street will knuckled to the east at Tenth Street but in the future may terminate in a cul-de-sac and be vacated southerly of Ninth Street.

Ninth Street will terminate in a cul-de-sac and be vacated westerly of the easterly boundary of the Royal Citrus packing plant.

Tenth Street will terminate in a cul-de-sac and be vacated westerly of the easterly boundary of the Royal Citrus packing plant to Howard Avenue and from Commerce Street to the Santa Fe Railroad.

Eleventh Street will be vacated west of Howard Avenue to the old FMC property; it may later be knuckled to the south if Howard Avenue is vacated north of Eleventh Street; or it may be terminated in a cul-de-sac if Howard Avenue is vacated north of Twelfth Street.

Pedestrian and emergency vehicle access only shall be permitted from Ninth Street. Vehicular access from Tenth Street shall be limited to employee automobiles and commercial vehicles for access to the maintenance facility only.

#### **4.2.9.5 Property Boundary Adjustments**

All parcels within the Marketplace Urban Industrial Planning Sub-area under ownership of Royal Citrus Company shall be consolidated into one or more logical parcels via the parcel map waiver process, but without further Planning Commission action, to the specifications of the Planning and Public Works Departments.



#### **4.2.9.6 Historic Resources**

A cultural resources survey of Subarea 9 and potentially impacted properties adjacent to Subarea 9 shall be undertaken to identify potentially eligible cultural resources as well as the area's overall historical significance, as per the requirements of the Marketplace Specific Plan EIR. This study shall also assess potential impacts and identify mitigations to reduce such impacts, if any, to a level of insignificance. Such a survey shall be undertaken at the applicant's expense by a qualified firm acceptable to the Historic Preservation Office of the Planning Department prior to demolition, new construction or substantial exterior alteration of any existing structures within new Sub-area 9.

As a matter of information, Historic Preservation Planning staff has completed the required survey for the former FMC site, generally bounded by 10th Street, Howard Avenue, 14th Street and the AT&SF railroad line. Staff has determined the site eligible for designation as a City Landmark and potentially eligible for listing on the National Register of Historic Places. Any future alterations to the former FMC site shall be subject to a separate review and approval process per City procedures.